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BY REGISTERED POST WITH ACK DUE



CHENNAI METROPOLITAN DEVELOPMENT AUTHORITY
 Thalamuthu Natarajan Building, No.1, Gandhi Irwin Road, Egmore,
 Chennai - 600 008
 Phone : 28414855 Fax: 91-044-28548416
 E-mail: mscmda@tn.gov.in
 Website: www.cmdachennai.gov.in

Letter No. PP/SB/C/159/2019

Dated: 11.06.2019

To

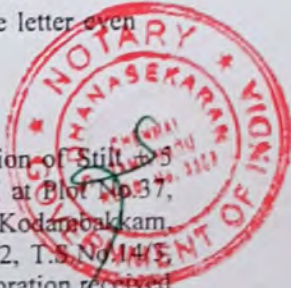
The Principal Chief Engineer
 Greater Chennai Corporation
 Ribbon Building
 Chennai - 600 003.

Sir,

Sub: CMDA - APU - (B Channel - Central Division) - Planning Permission Application for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Plot No.37, Old Door No.21, New Door No.12, Subramanya Nagar 1st Street, Kodambakkam, Chennai-600 024 comprised in Old Pymash No.1044 to 1049, S.No.24/2, T.S.No.14/3, Block No.49 of Puliur Village within the limit of Greater Chennai Corporation - Approved and forwarded to Local Body for issue of Building Permit - Regarding.

- Ref: 1. Planning Permission Application received in SBC No. PP/SB/C/159/2019, dated 09.04.2019
 2. G.O.Ms.No.86, H&UD Department dated 28.03.2012.
 3. G.O.Ms.No.85, H&UD Department dated 16.5.2017.
 4. Govt. letter No.6188/UD4(3)/2017-8 received from H&UD Dept. dated 13.6.2017.
 5. G.O.MS.No.18, Municipal Administration & Water Supply (MA-I) Dept, dated 04.02.2019.
 6. Office Order 7/2019 dated 12.03.2019
 7. DRC No.070/2018 dated 01.11.2018, TDR/15534/2012 dt.2.5.2019
 8. WP (MD) No.8948 of 2019 & WMP (MD) Nos.6912 & 6913 /2019 dated 12.04.2019.
 9. GLV letter to Sub-Registrar officer dated 07.05.2019
 10. Letter received from Sub-Registrar officer dated 09.05.2019.
 11. DC and other charges sent to the applicant in this office letter even No. dated 16.05.2019.
 12. The applicant's letter received on 03.06.2019.

The Planning Permission Application for the proposed construction of Stilt + 5 floors Residential building with 10 dwelling units availing Premium FSI at Plot No.37, Old Door No.21, New Door No.12, Subramanya Nagar 1st Street, Kodambakkam, Chennai-600 024 comprised in Old Pymash No.1044 to 1049, S.No.24/2, T.S.No.14/3, Block No.49 of Puliur Village within the limit of Greater Chennai Corporation received



For BAKER INFRASTRUCTURE PVT LTD.
 SUBRAMANYA NAGAR PROJECT

Authorised Signatory

in the reference 1st cited has been examined and Planning Permission is issued subject to the conditions put forth by CMDA in the reference 8th cited.

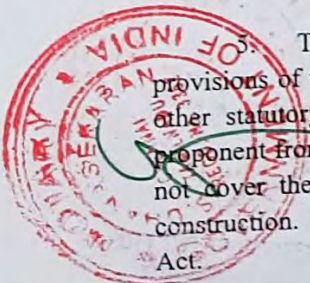
2. The applicant has remitted the following charges in the reference 8th cited.

Sl.No	Charges / Fees / Deposits	Total Amount	Receipt No & date
i)	Development charges	Rs. 17,000/-	B0011742 dated 16.05.2019.
ii)	Scrutiny fee	Rs.1,400/-	
iii)	Regularization charges	Rs. 39,200/-	
iv)	Open Space Reservation charges	-	
iv)	Security Deposit for Building	Rs. 2,25,000/-	
v)	Security Deposit for Display Board	Rs.10,000/-	
vi)	Security Deposit for STP	-	
vii)	Infrastructure & Amenities charges	Rs. 3,05,400 /-	
Viii)	Metro Water Infrastructure Development charges	Rs. 1,95,600/-	
ix)	Shelter fee	-	
x)	Premium FSI charges	Rs. 5,99,000 /-	

3. Two copies of approved Plans are Numbered as B / Non High Rise Bldg. / 108 /2019 dated 11.06.2019 in Planning Permit No. 12491 are sent herewith. The Planning Permit is valid for the period from 11.06.2019 to 10.06.2024.

4. The Local Body is requested to ensure water supply and sewerage disposal facility for the proposal before issuing building Permit. It shall be ensured that all wells, overhead tanks are hermitically sealed with properly protected vents to avoid mosquito menace. Non provision of rain water harvesting structures shown in the approved plan to the satisfaction of the Authority will also be considered as a deviation to the approved plan and violation of Tamil Nadu Combined Development Building Rule 2019 and enforcement action will be taken against such development.

5. The Planning Permission for buildings is issued in accordance with the provisions of the Town & Country Planning Act, 1971 and the rules made there under. All other statutory clearance as applicable to this project shall be obtained by the project proponent from the competent Authority. The Town & Country Planning Act provision does not cover the Structural Stability aspect of the building including the safety during the construction. However, these aspects are covered under the provisions of the Local Bodies Act.



For BAKER INFRASTRUCTURE PVT. LTD.
SUBRAMANIAM NARAYANAN

Authorised Signatory

6. As far as, the Structural Stability aspect of the building is concerned, it falls within the jurisdiction of the Local Body concerned as stated in the Building Rules under the respective Local Body Act 1920, such as Madras City Municipal Corporation Act 1919, Tamil Nadu District Municipality Act, 1924, Tamil Nadu Panchayat Act, 1994. The Planning Permission issued under the provision of Tamil Nadu Town & Country Planning Act 1971, does not cover the Structural Stability aspect. However, it is the sole responsibility of the applicant / developer /Power Agent and the Structural Engineers / License Surveyor / Architects who has signed in the plan to ensure the safety during construction and after construction and also for the continued structural stability of the buildings. In this regard, applicant along with the Architect and Structural Engineer and Construction Engineer has furnished necessary undertakings for Structural Design Sufficiency as well as for supervision in the prescribed formats.

7. Issuance of Planning Permission by CMDA under the statutory provisions does not confirm any ownership or title over the property, in favour of the applicant. Before issuing Planning Permission for any development, CMDA in this regard, checks only the aspect of applicant's right over the site under reference to make the development thereon based on the copies of the documents (such as Sale Deed, Patta, Lease Deed, Gift Deed etc., and GPA) furnished by the applicant along with his /her application to prove the same. Thus, CMDA primarily considers only the aspect whether the applicant prima facie has a right to carry out development on the site under reference.

Any person who acquires interest in the property shall ensure independently about the ownership and the applicant's right before acquiring the same. Further, if any individual claim right (or) title over the property he / she / they shall have to prove it before the appropriate / competent Court to decide on the ownership or get the matter settled in the Court of Law and CMDA is not the competent authority to decide on this matter.

8. As approved by Tamil Nadu Government in G.O.M.s.No.112 H & UD Department dated 22.06.2017 to carry out the provisions of Real Estate (Regulation & Development) Act 2016, the promoter has to advertise, Market, Book, sell or offer for sale, or invite persons to purchase in any manner any plot, apartment or building, as the case may be, in any Real Estate project or part of it, only after registering the Real Estate project with the Real Estate Regulatory Authority.

9. This Planning Permission is not final. The applicant has to approach the Principal Chief Engineer, Greater Chennai Corporation for issue of Building Permit under the Local Body Act.



FOR BAKER INFRASTRUCTURE PVT LTD.
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10. Applicant shall not commence construction without building approval from the Local Body concerned.

11. Further, the Planning Permission issued under the New TNCD&BR, 2019 is subject to outcome of the Honorable High Court Order in the reference 8th cited.

Yours faithfully,

h. shreegopal
11/6/19
For Deputy Planner
Area Plans Unit

h. shreegopal
11/6/19

- Encl: 1. Two copies of approved Plans
2. Two copies of Planning Permit

Copy to:

1. ☒ Applicant

M/s. Baker Infrastructure Pvt. Ltd.
Door No.30, Ramanujam Street,
T.Nagar,
Chennai 600 017.

2. The Member
Appropriate Authority
108, Uthamar Gandhi Salai
Nungambakkam, Chennai - 600 034.

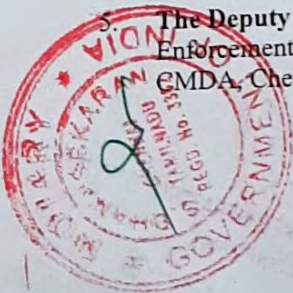
3. The Chief Engineer
CMWSSB,
No.1, Pumping Station Road,
Chintadripet, Chennai - 600 002.

For BAKER INFRASTRUCTURE PVT LTD.-
SUBRAMANIYA NAGAR PROJECT

h. shreegopal
Authorised Signatory

4. The Commissioner of Income Tax
No.108, Mahatma Gandhi Road
Nungambakkam, Chennai - 600 034.

5. The Deputy Planner
Enforcement Cell (Central)
CMDA, Chennai - 600 008.



S. DHANASEKARAN
S. DHANASEKARAN, M.A., B.L.
ADVOCATE & NOTARY
COMMISSIONER OF RATHS
No.79, Arcot Road, Valasaravakkam,
Chennai - 600 087. Cell : 98400 58187

41

Chennai Metropolitan Development Authority
PLANNING PERMIT
(Sec 49 of T & C. P. Act 1971)

PERMIT No. 12491

B/Non-High Rise Bldg./108/2019 Date of Permit 11-06-19
M/S Baker Infrastructure
File No. SB/C/159/2019 (P) Ltd., No. 30, Ramanujam
Street, T. Nagar, Chennai-17
Name of Applicant with Address. Rep. by its M.D., Mr. P. Suresh

Date of Application. 09.04.19
Nature of Development: ~~Layout/Sub-division of Land/Building construction/Change in use of Land/Building~~
Stilt + 5 floors Residential ✓
with 10 dwelling units awaiting
Site Address: Premium F&T at Plot No. 37, Old Door
No. 21, New Door No. 12, Subramanya
Division No. Nagar 1st Street, Koolambakkam,
Chennai-24 comprised in Old Pymash
No. 1044 to 1049, S.No. 24/2, T.S. No. 14/3,
Block No. 49 of Puliyur village,
Booriyur
Development Charge paid Rs. 1,00,000 Challan No. 1608 Date 16.06.19

✓ PERMISSION is granted to the ~~layout/sub-division of land/~~
building construction/~~change in use of land/building~~ according to the
authorised copy of the plan attached hereto and subject to the
condition overleaf.

3. The permit expires on 10-06-24
the building construction work should be completed as per plan before the expiry
date. If it is not possible to Complete the construction, request for renewing the
planning permit should be submitted to Chennai Metropolitan Development
Authority before the expiry date. If it is not renewed before the said date fresh.
Planning Permission application/has to be submitted for continuing the construction
work when the Development Control Rules that may be currently in force at that time
will be applicable. If the construction already put up is in deviation to the approved
plan and in violation of rules. Planning permit will not be renewed.

h. shangubai
For MEMBER SECRETARY

10/6/19
For BAKER INFRASTRUCTURE PVT LTD.-
SUBRAMANIAM NAGAR P. M. D.

20/3.
Authorised Signatory



45

பெருநகர சென்னை மாநகராட்சி
Greater Chennai Corporation
நகரமைப்பு பிரிவு
Town Planning Section-Central Region
கட்டிட அனுமதி

Building Permission

(1919 ஆம் ஆண்டின் சென்னை மாநகராட்சி சட்டம் 238 வது பிரிவில் படி.)
(1919 MCMC Act Section 238)

கட்டிட அனுமதி எண்/ Building Plan No		கட்டிட அனுமதி எண்/Plan Submission No	
CEBA/WDCN10/00197/2019		CMDA/PP/SB/C/159/2019 - 11/06/2019	
மண்டலம் / Zone	கோட்டம் / Ward	அனுமதி தரம் / Approval Date	மனுப்ப நாள் / Application Date
N10	N134	22/08/2019	22/08/2019
மனுப்பாரியின் பெயர் மற்றும் குடியிருப்பு முகவரி / Applicant name & address		BAKER INFRASTRUCTURE PVT LTD GPA-REP. BY R.SURESH DOOR NO:30, RAMANUJAM STREET, T.NAGAR, CHENNAI-600017.	
சேவையின் குறியீடு / Service Type		Building Permit for CMDA Approved Plan	
மனை அமைவிடம் / Plot address		Door No:12/21,Block No:49,Plot No:37, Survey No:T.S.No14/3, KODAMBAKKAM, Subramania Nagar I Street,Subramania Nagar,West Mambalam,Puliyur, Chennai, 600024	
Building License Fees		88600	
Road cut charges - CMWSSB SEWERAGE		19100	
Road cut charges - CMWSSB, WATER		14400	
Road cut charges - TNEB		14400	
Scrutiny Fees		600	
Workers Welfare Board		138100	
மொத்தக் கட்டணம்/ Total (In Rs.)		275200	

Amount (in words): Rupees Two Lakh Seventy Five Thousands Two Hundred Only

Payment Details:

DD Number: 048015

Amount 275200
(In Rs.):

Date: 02/08/2019

Bank: INDIAN OVERSEAS BANK

பின் குறிப்பில் நிபந்தனைகளுடன் அனுமதிக்கு ஒப்புவிக்கப்பட்ட வரைவு நகலினை அனுமதி

Sanctioned for Building Permit for CMDA Approved Plan Subject to Terms and Condition on Rear Side and as per Sanctioned plan copy.

இந்த அனுமதி
21/02/2020
முடிவு நாள்

அதன் நிறைவுக்குப் பின்னர் தொடர் கட்டிடப்பணிகளை மேற்கொள்ளுவதற்கான அனுமதி

This Sanction will expire if the construction is not started with in 21/02/2020

If Construction started Building Permit is valid up to 21/08/2024



Digitally Signed by A S Murugan
Date: 22-Aug-2019 (16:29:13)
Executive Engineer (T.P.)

For BAKER INFRASTRUCTURE PVT LTD.-
SUBRAMANIXA NAGAR PROJECT

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our services doesn't just end there



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Property Documentation & Workflow Tools

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Vastu & Property Management Tools

Home Vastu Shastra, Plot Vastu Shastra, Property Management



We're honored to be part of your
real estate journey

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